090.0	0004	0001.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 596,500 / 596,500
					USE VALUE: 596,500 / 596,500
					ASSESSED: 596,500 / 596,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
139		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAUDETTE ALICE MARIE/ TRUSTEE
Owner 2:	ALICE MARIE GAUDETTE TRUST
Owner 3:	
Street 1:	139 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GAUDETTE ALICE -
Owner 2:	-
Street 1:	139 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,231 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1928, having primarily Aluminum Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4231.000	212,800	800	382,900	596,500
Total Card	0.097	212,800	800	382,900	596,500
Total Parcel	0.097	212,800	800	382,900	596,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 466.02 | /Parcel: 466.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	57798
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!7315!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,800	800	4,231.	382,900	596,500	596,500	Year End Roll	12/18/2019
2019	101	FV	214,000	800	4,231.	388,300	603,100	603,100	Year End Roll	1/3/2019
2018	101	FV	214,000	800	4,231.	289,900	504,700	504,700	Year End Roll	12/20/2017
2017	101	FV	214,000	800	4,231.	262,500	477,300	477,300	Year End Roll	1/3/2017
2016	101	FV	214,000	800	4,231.	251,600	466,400	466,400	Year End	1/4/2016
2015	101	FV	202,800	800	4,231.	213,300	416,900	416,900	Year End Roll	12/11/2014
2014	101	FV	202,800	800	4,231.	202,400	406,000	406,000	Year End Roll	12/16/2013
2013	101	FV	202,800	800	4,231.	192,500	396,100	396,100		12/13/2012

PRINT

Date	Time
12/10/20	21:57:55

LAST REV

Date	Time
07/13/20	13:58:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7315

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GAUDETTE ALICE,	74814-555	1	6/4/2020	Convenience	99	No	No		
SMITH JOHN	26790-300		10/31/1996		177,500	No	No		Y

USER DEFINED

Prior Id # 1:	57798
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
12/4/2008	Meas/Inspect	336	PATRIOT
3/7/2000	Inspected	264	PATRIOT
1/28/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4231		Sq. Ft.	Site		0	70.	1.29	5									382,850						382,900	

Total AC/HA:	0.09713	Total SF/SM:	4231	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 382,850	Spl Credit	Total: 382,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	94750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	308455
Depreciation:	95621
Depreciated Total:	212834

COMMENTS

NO CLOSETS. KIT IN HST.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	0	Baths: 1	HB

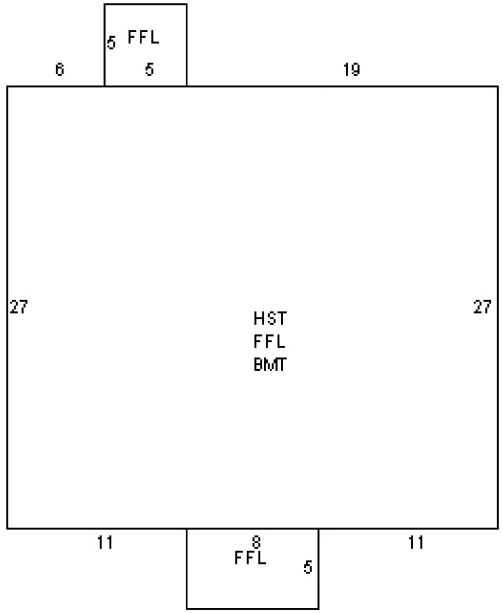
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	0	M
Totals			
1	6	0	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	875	140.320	122,779
BMT	Basement	810	42.100	34,097
HST	Half Story	405	140.320	56,829

Net Sketched Area:	2,090		Total:	213,705	
Size Ad	1280	Gross Are	2495	FinArea	1280

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	101.82
Final Total:	212800	Val/Su SzAd	166.25

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 090.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X8	A	AV	1990	16.00	T	23.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800

IMAGE

AssessPro Patriot Properties, Inc